



Vandyke Road

Leighton Buzzard, LU7 3HG

Price £315,000



QUARTERS  
YOUR NEXT MOVE

# Vandyke Road

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We are delighted to offer for sale this charming two double bedroom period home and located on this popular road which is within walking distance of the Town Centre. The property provides spacious accommodation comprising: Entrance hallway, lounge, dining room, refitted kitchen, utility area, cloakroom/WC, family room, two double bedrooms and a generous family bathroom. Additional benefits include gas heating and a landscaped rear garden. Viewing is highly recommended.

## Location:

Vandyke Road sits within the heart of Leighton Buzzard providing a range of family homes with a wealth of character. Its central location ensures that the historic market town centre is just a brief walk away, providing plenty of shops, bars, cafes and other local amenities. The property is also approximately 1.1 miles to the mainline rail station, with trains to London Euston in as little as 30 minutes. There are a number of popular schools nearby to choose from. The property is well situated for access to road transport links, with the nearby by-pass providing easy access to Aylesbury and Milton Keynes, and further afield via the M1 junction 11A. The town also enjoys a close proximity to a number of outstanding country parks and walks, including the Grand Union canal, Linslade Wood, Tiddenfoot Waterside Park and the picturesque 400 acre Rushmere Country Park.

## Ground Floor:

Enter via the front door into the hallway. There are stairs to the first floor and a door into the dining room. The dining room is centrally located and is open to the lounge which faces the front aspect. There are fireplaces in both rooms, with the lounge enjoying a wood burning stove which compliments the room well. The rooms are bright and airy, receiving plenty of natural light, and allow for a range of furniture. A door from the dining room leads to the kitchen which has been refitted with a range of wall and base level units with spaces for appliances. There are doors to the cellar and garden, plus at the end of the kitchen a door opens to a utility area - which in turn provides access to the cloakroom/WC and family room. The family room sits to the rear of the property and would make an ideal study. The room enjoys views of the garden.





#### First Floor:

The first floor landing provides access to the two double bedrooms and family bathroom, plus there is access to the loft. The largest of the two bedrooms faces the front aspect and includes built-in wardrobes plus plenty of space for a range of bedroom furniture. Bedroom two also includes built-in wardrobes and receives plenty of natural light via the rear facing window. The bathroom is larger than usual and is fitted with a three piece suite comprising of a low level WC, wash hand basin, and panel bath with shower over.

#### Cellar:

A stairwell from the kitchen leads to the generous cellar which sits below the lounge area. The cellar is not tanked although there is potential for conversion (STPP). The cellar is supplied with power and lighting.

#### Outside:

To the front there is a wall to the boundary and a path leading to the front door. An alleyway provides access to the rear. The mature rear garden is a generous length, featuring a good sized paved patio area with the remainder laid mainly to lawn. A timber shed sits to one corner.



Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fitments are for example only and may not represent the true finish of the property. Services at the property have not been tested by the agent and it is advised that any buyer should do the necessary checks before making an offer to purchase. Whether freehold or leasehold this is unverified by the agent and should be verified by the purchasers legal representative. The property details do not form part of any offer or contract and any photos or text do not represent what will be included in an agreed sale.

## Floor Plan



Total Area: 1258 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

## Viewing

Please contact our Quarters Estate Agents Office on 01525 853733 if you wish to arrange a viewing appointment for this property or require further information.

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